



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 6-5-00 950 S. Flamingo Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Extra Care Animal Hospital

REPORT IN BRIEF: The applicant requests approval to develop a one acre portion of a 4.5 acre property as a veterinary animal hospital, landscaping and associated parking. The property currently exists with a 1,928 square foot residential structure on the western-most portion of the property adjacent to the Flamingo Road service road. The existing structure will be renovated throughout to accommodate the clinic's needs. The existing square footage of the building will remain the same. The exterior elevations reflect new stucco painted walls and accent banding, a new entry feature constructed of decorative columns and a metal dome roof, accent columns and tile as a front window treatment and a new "S" tile roofing material. The overall building height will be 11'-6" to the mean of roof. Landscaping and parking have been designed to meet current code requirements.

PREVIOUS ACTIONS: None

CONCURRENCES: motion to approve subject to the conditions in the planning report adding that: 1) remove the prohibition on horses and cattle which are to be allowed on the property; 2) add some accent trees and shrubs at the walkway entrance, preferably six, something in the family of Roebellenii variety; 3) that the petitioner would come before this Committee with color samples of the barrel tile roof, the building, and the metal dome as well as the tile. (Motion carried 4-0, July 25, 2000, Sam Engle absent)

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 6-5-00 subject to the following conditions prior to the issuance of a building permit:*

1. Providing a 10' landscape buffer along the west property line.
2. Providing colors for all proposed elements of the building elevations.
3. Providing the building height to the mean of roof.
4. Providing shrubs and groundcover at the entrance islands and around the building foot print.
5. Specify Green Buttonwood trees 14-16'ht. in the parking islands at both sides of the entrance drive and specify all perimeter trees to be 14-16' in height.
6. Provide a note that an automatic irrigation system will be installed prior to a certificate of occupancy.

Item no.

7. Moving the dumpster from its current location near the southern property line to a location at the east end of the adjacent parking area.

8. Revising the parking calculation to reflect 1 space per 125 square feet of floor area.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 6-5-00
Extra Care Animal Hospital

Item No.

Revisions:

Exhibit "A":

Original Report Date: July 21, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Mustafa Saleh

Address: 20 Gables Blvd.

City: Weston, Fl. 33326

Phone: (954) 217-8820

Agent:

Name: Ghasem Khavanin

Address: 113 N. 11th. Street

City: Boca Raton, Fl. 33432

Phone: (954) 931-3401

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 950 S. Flamingo Road

Land Use Plan Designation: Residential (5du/ac)

Zoning: AG (Agricultural District)

Existing Use: Vacant residence

Surrounding Land Use:

North: Residential

South: Residential

East: Lake Pine Village Town homes

West: residential, across Flamingo Road

Surrounding Zoning:

North: AG (Residential 5du/ac)

South: AG (Residential 5du/ac)
East: RM-5 (Residential Multi-Family 5du/ac)
West: AG (Residential 5du/ac)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval to develop a one acre portion of a 4.5 acre property as a veterinary animal hospital, landscaping and associated parking. The property currently exists with a 1,928 square foot residential structure on the western-most portion of the property adjacent to the Flamingo Road service road.
2. *Building:* The existing structure will be renovated throughout to accommodate the clinic's needs. The existing square footage of the building will remain the same. The exterior elevations reflect new stucco painted walls and accent banding, a new entry feature constructed of decorative columns and a metal dome roof, accent columns and tile as a front window treatment and a new "S" tile roofing material. The overall building height will be 11'-6" to the mean of roof.
3. *Access and Parking:* Access to the site will be from an interior access road adjacent to Flamingo Road. Fifteen (15) parking spaces are required with 17 provided.
4. *Landscaping:* The landscape plan shows Live Oaks, Sabal Palms, Yellow Tabebuia and Mahogany trees around the perimeters and interior parking area. Adjacent to the building will be groupings of Sabal Palms. The retention areas to the north and southeast sides of the building will be planted with Cypress trees. All existing trees on site will be preserved on site.
5. *Signage:* Signage will be reviewed at a later date.
6. *Drainage:* All on site drainage will be dispersed into the retention areas on the north and southeast sides of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 which includes the westernmost section of the town north of Orange Drive and south of SW 14th Street, and bound by the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site is governed by a portion of the plat titled "Florida Fruit Lands Co. ". Because no additional building square footage is proposed, the site does not require platting at this time.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-5-00 subject to the following conditions prior to the issuance of a building permit:*

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Site Plan Committee

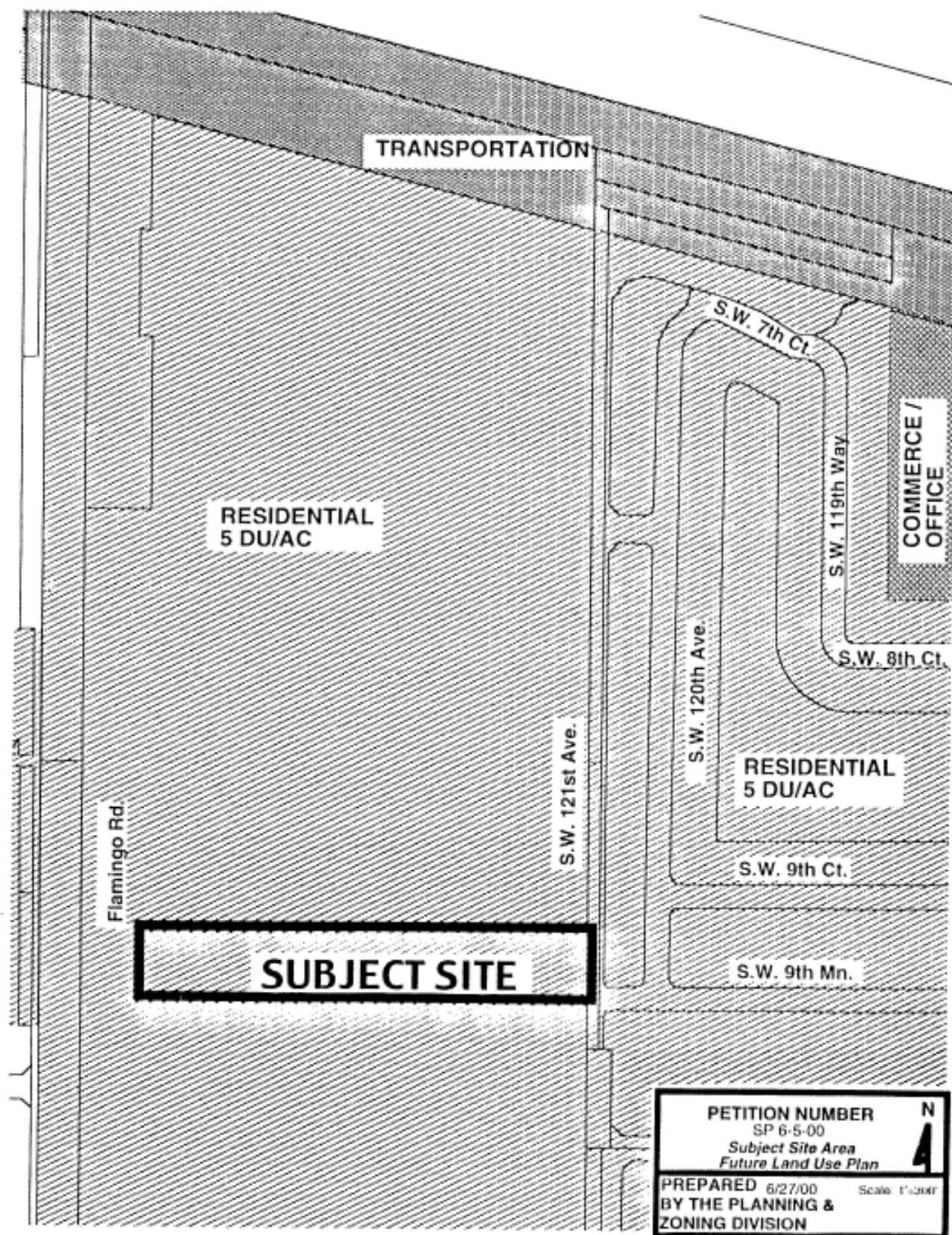
Site Plan Committee Recommendation: motion to approve subject to the conditions in the planning report adding that: 1) remove the prohibition on horses and cattle which are to be allowed on the property; 2) add some accent trees and shrubs at the walkway entrance, preferably six, something in the family of Roebelenii variety; 3) that the petitioner would come before this Committee with color samples of the barrel tile roof, the building, and the metal dome as well as the tile. (Motion carried 4-0, July 25, 2000, Sam Engle absent)

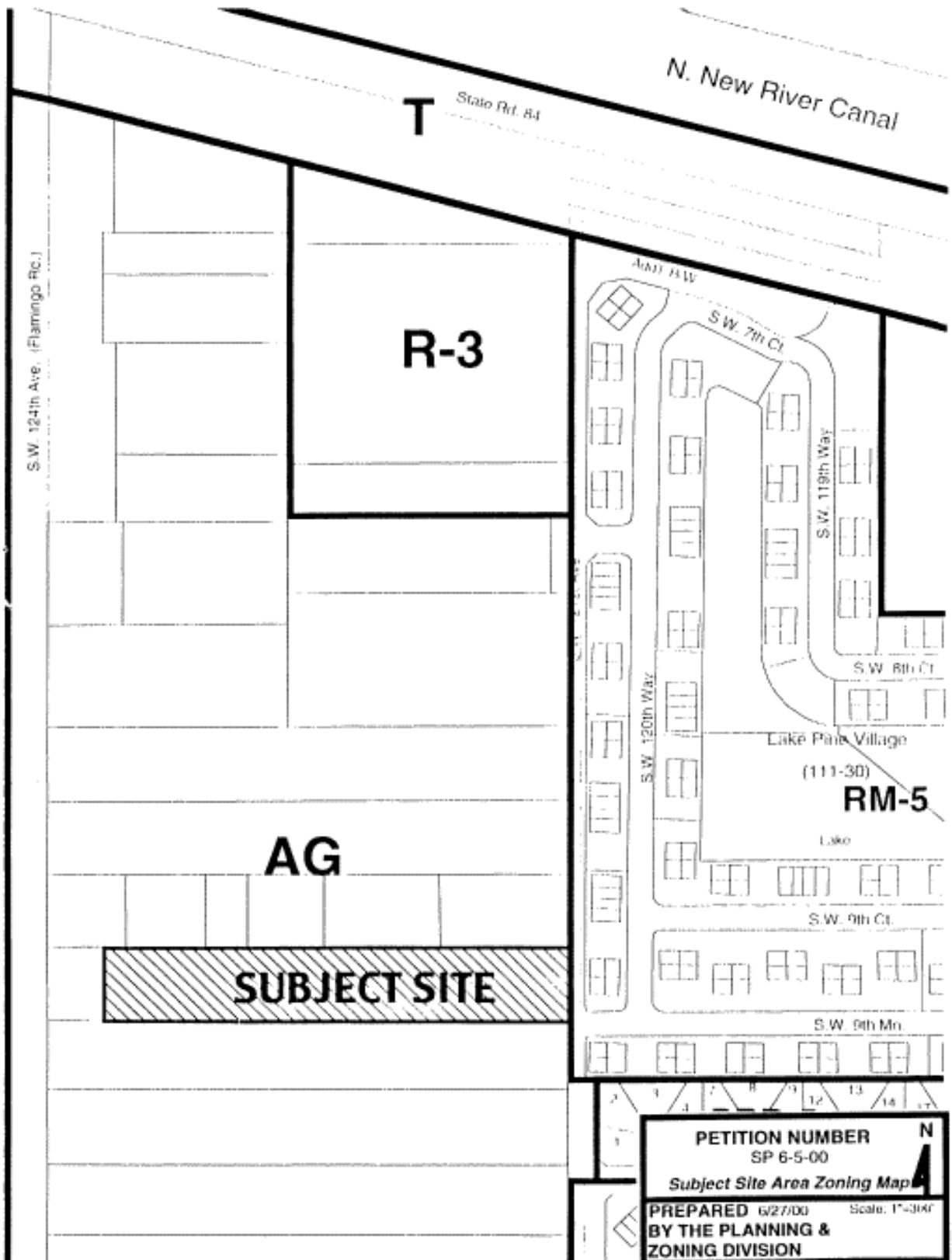
Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____







I-595

STATE ROAD 84

FLAMINGO ROAD

SUBJECT PROPERTY

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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 6-5-00